

Whitakers

Estate Agents



296 James Reckitt Avenue, Hull, HU8 8LJ

£225,000

Whitakers Estate Agents are pleased to introduce this immaculate three bedroom semi-detached property which has been the subject of much enhancement by its current owners.

The internal layout briefly comprises entrance hall incorporating a utility room, bay fronted lounge, dining room with French doors opening to the rear garden and fitted kitchen with pantry extension.

A fixed staircase ascends to the first floor which boasts two double bedrooms, a good third bedroom and well-appointed bathroom with separate W.C.

Externally to the front aspect, there is a large gravelled courtyard which accommodates off-street parking with a side drive leading to the detached garage. A wooden gate allows access to the back of the plot.

The Southerly facing enclosed rear garden is laid to lawn with faux grass and complimented with patio and gravelled seating areas.

Taken together, the accommodation on offer is ideal for a growing family seeking to reside within the catchment of highly regarded local schools, and take advantage of the close proximity to local amenities and transport links.

The accommodation comprises

Front external



Externally to the front aspect, there is a large gravelled courtyard which accommodates off-street parking with a side drive leading to the detached garage. A wooden gate allows access to the back of the plot.

Ground floor

Entrance hall



UPVC double glazed entrance door with side windows, central heating radiator, under stairs storage cupboard and laminate flooring. Leading to:

Utility room

UPVC double glazed window, laminate flooring and plumbed for a washing machine and dryer.

Lounge



UPVC double glazed bay window, central heating radiator, log burner with oak mantle and laminate flooring.

Dining room



UPVC double glazed French doors to the rear garden, central heating radiator, feature fireplace and laminate flooring.

Kitchen



UPVC double glazed door to the rear garden, UPVC double glazed window, large pantry with fitted shelves, central heating radiator, laminate flooring and fitted with a range of floor and eye level units, contemporary worktops with splashback tiles above, sink with mixer tap and integrated oven with hob above.

First floor

Landing

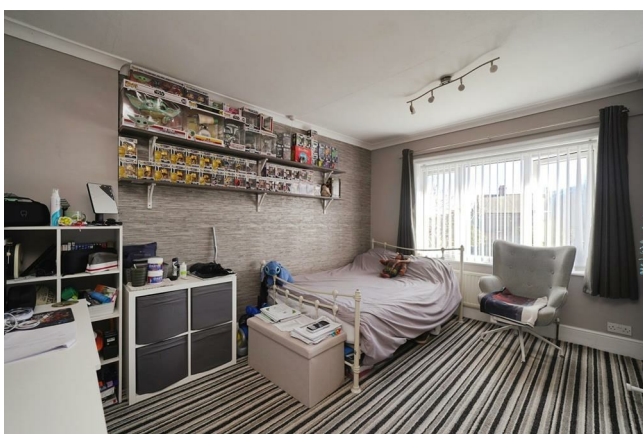
With access to the loft hatch, UPVC double glazed window and carpeted flooring.

Bedroom one



UPVC double glazed bay window, central heating radiator and carpeted flooring.

Bedroom two



UPVC double glazed window, central heating radiator, built-in wardrobe with fitted shelves and carpeted flooring.

Bedroom three



UPVC double glazed window, central heating radiator and carpeted flooring.

Bathroom



UPVC double glazed window, central heating radiator, partly tiled to splashback areas with cushion effect laminate flooring and furnished with a two-piece suite comprising P-shaped panelled bath with dual taps and mixer shower and pedestal sink with dual taps.

Cloakroom

UPVC double glazed window, partly tiled with cushion effect laminate flooring and furnished with a low flush W.C.

Rear external



The Southerly facing enclosed rear garden is laid to lawn with faux grass and complimented with patio and gravelled seating areas.

Tenure

The property is held under Freehold tenurship

Council tax band

Local Authority - Kingston Upon Hull
Local authority reference number - 0019025202960B
Council Tax band - C

EPC rating

EPC rating - TBC

Material Information

Construction - Standard
Conservation Area - No
Flood Risk - Very low
Mobile Coverage / Signal - EE / Vodafone / Three / O2
Broadband - Basic 2 Mbps / Ultrafast 10000 Mbps
Coastal Erosion - No
Coalfield or Mining Area - No

Additional Services

Whitaker Estate Agents offer additional services via third parties: surveying, financial services, investment insurance, conveyancing and other services associated with the sale and purchase of your property.

We are legally obliged to advise a vendor of any additional services a buyer has applied to use in connection with their purchase. We will do so in our memorandum of sale when the sale is instructed to both parties solicitors, the vendor and the buyer.

Agents Notes

Services, fittings & equipment referred to in these sale particulars have not been tested (unless otherwise stated) and no warranty can be given as to their condition. Please note that all measurements are approximate and for general guidance purposes only.

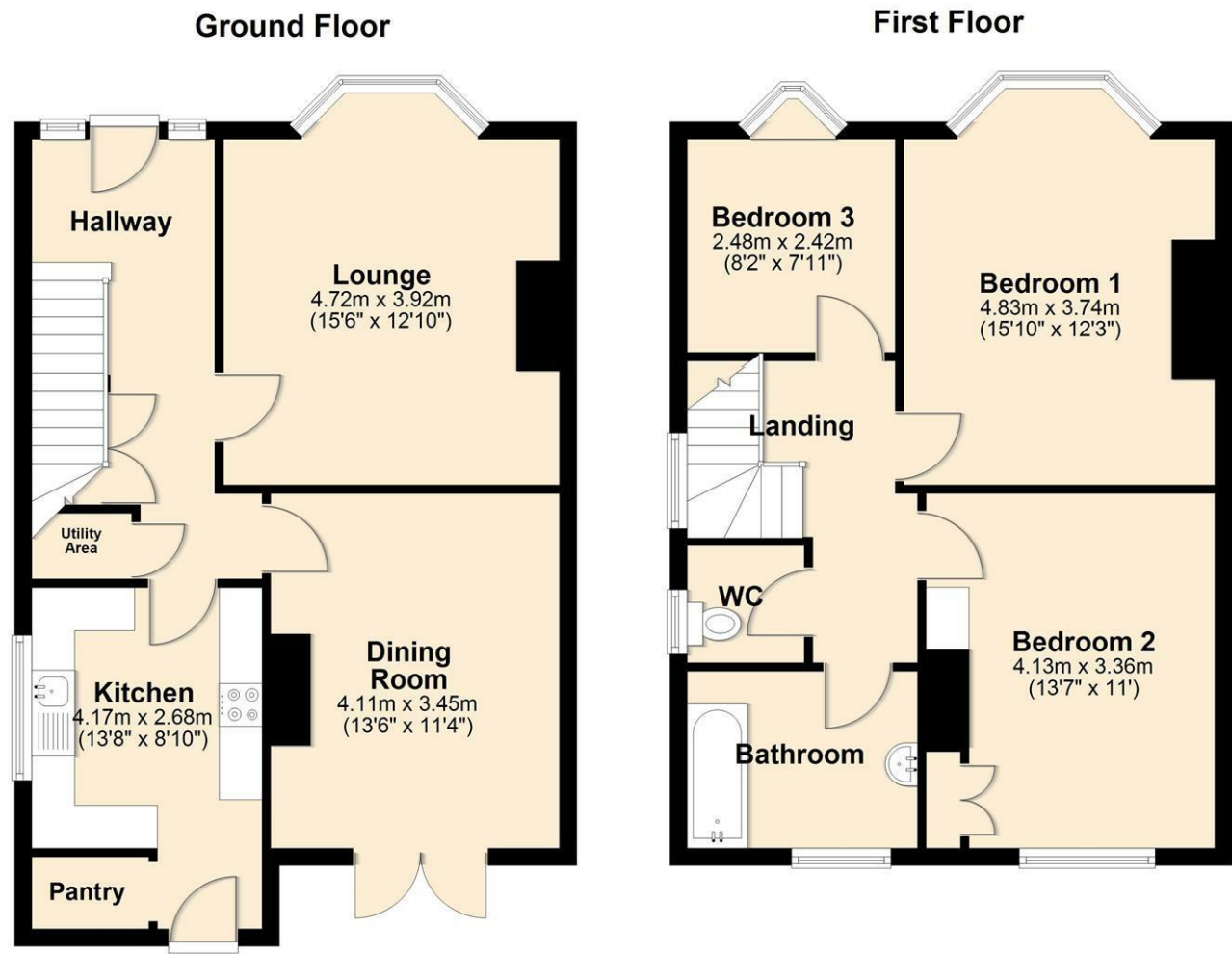
Free Market Appraisals / Valuations

We offer a free sales valuation service, as an Independent company we have a strong interest in making sure you achieve a quick sale. If you need advice on any aspect of buying or selling please do not hesitate to ask.

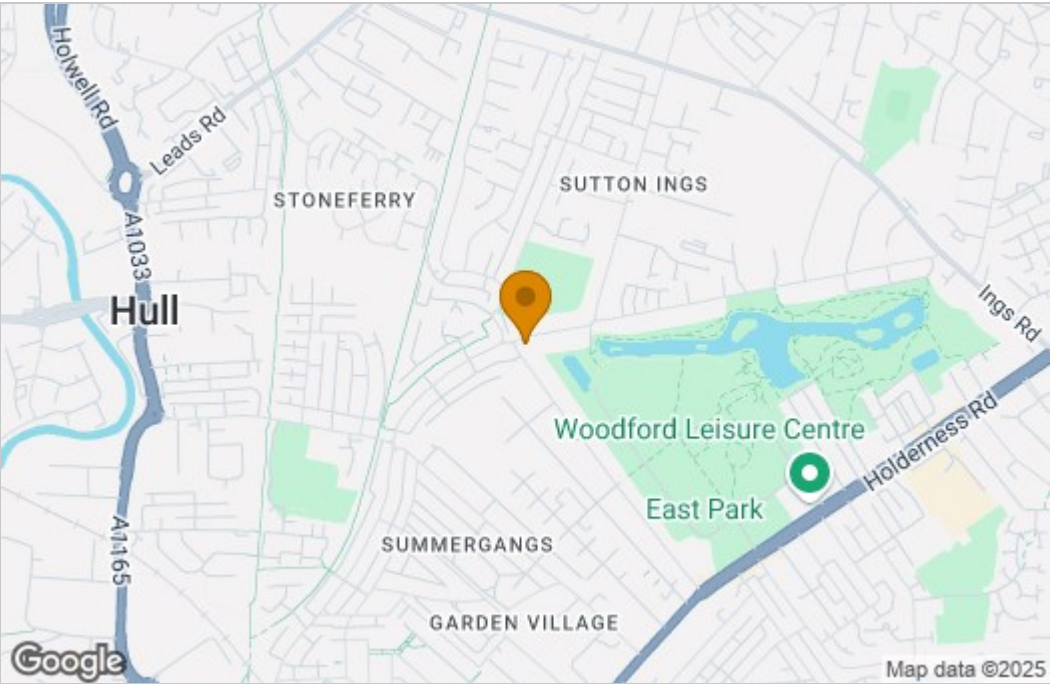
Whitakers Estate Agent Declaration

Whitakers Estate Agents for themselves and for the lessors of the property, whose agents they are give notice that these particulars are produced in good faith, are set out as a general guide only & do not constitute any part of a contract. No person in the employ of Whitakers Estate Agents has any authority to make or give any representation or warranty in relation to this property.

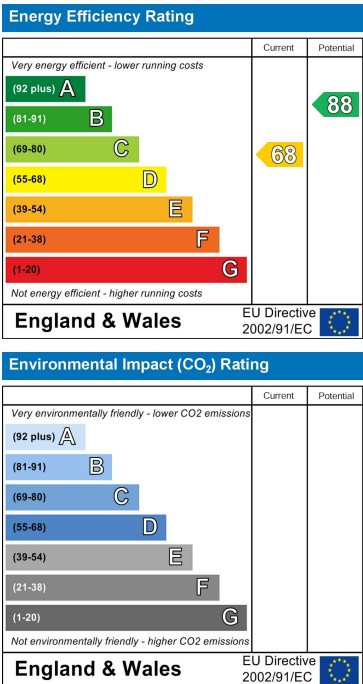
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.